



**PLANNING COMMISSION WORKSESSION
MINUTES
JULY 25, 2012
4:15 PM
CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
CONFERENCE ROOM 218**

COMMISSION MEMBERS

**Roy F. Gratz, Chair
Susan Spears
Edward F. Whelan, III
Shawn Lawrence
Joanne Kaiman**

CITY STAFF

**Raymond P. Ocel, Jr., Director
Planning & Community Dev.**

GUEST

Chad Meadows, Clarion Associates

CALL TO ORDER

The July 25, 2012, Planning Commission work session was called to order at 4:15 p.m.

Mr. Ocel began the meeting with an overview of the Unified Development Ordinance (UDO) process and what has been accomplished to date. He noted that the final draft version of the UDO is the document being reviewed this evening, specifically, Articles 1, 2, and 3.

Mr. Ocel introduced Chad Meadows and he began a power point presentation to review the three Articles. Mr. Meadows characterized Article 1 as boiler plate and legal information. He also reviewed the general purpose and intent of the UDO.

Review of Article 2, Administration included a more involved review with emphasis placed on all the changes to the development review structure shown on page 2-6. This information was previously discussed with the Commission, but the changes in some processes were reviewed once again for clarification. Processes included, site plans, subdivision plats, review of floodplain applications and administrative waivers.

Mr. Meadows also noted that this Article included the information on the various applications such as conditional zoning, special use permits, special exceptions, variances and administrative permits.

Mr. Meadows then proceeded to lead the Commission in a review of Article 3 which contains the information on the City's zoning districts. Mr. Meadows noted that the district regulations are set up very differently than they way they are in the Zoning Ordinance. While the districts maintain the intent of the district and bulk regulations, the uses have been removed and placed in a use table located in Article 4. This will make it easier for a reader to find a use and all the districts in which it is permitted by right or by special use permit.

Staff, Mr. Meadows and Commission members discussed the content of this Article further but no changes to the draft were recommended. The changes to the cluster subdivision regulations were also presented and discussed.

It was agreed that the next work session would be held on August 8th at 5:00. Articles 4-8 were proposed to be discussed.

There being no further business to conduct, the meeting adjourned at 6:30 PM.

Roy F. Gray